Chesapeake City
Planning and Zoning Commission
Minutes June 15, 2011

Elaine Shepard
Bob Miller
Harry Sampson, absent
Bill Miners, chair
Frank Vari
Norman Carter
Lee Adams, Absent

Attached list of attendees

Bill Miners brought the meeting to order at 6:30 pm followed with the Pledge of Allegiance.

Public Announcements:
Frank Vari: No recycling on the south side on the 25th because of Canal Day. Too much is going on. On October 1st is the Conquer the Bridge Walk/5K . Please bring in your non-perishable food item in for the Chesapeake City Ecumenical Association to be given the day of the 5K run.
Bob Miller: The Little League will be hosting the twelve year old Major Boys Tournament for District 5. It starts the week of the 11th . Please come out and support your local kids.

ACTION ITEMS:

MOTION: Elaine Shepard made a motion, Bob Miller seconded to open into a Special Session. All in favor; motion carried.

- Wall Sign Permit – Chesapeake City Learning Center
  Size: 84" x 54"
  File No. 060111
  Location: 2533D Augustine Herman Highway
  Tax Map 43 Parcel No: 201 Zoned: GC

MOTION: Bob Miller made a motion, Elaine Shepard seconded to approve the wall sign at Chesapeake Learning Center, file number 060111. All in favor; motion carried.

- 6 Month Temporary Ground Sign for Dr. Kahn
  Size: 72" X 48"
  File No. 060911
  Location: 2533A Augustine Herman Highway
  Tax Map: 43 Parcel No: 201 Zoned: GC

MOTION: Frank Vari made a motion, Bob Miller seconded, to approve a 6 month temporary ground sign for Dr. Kahn, file number 060911. All in favor, motion carried.

- Demolition of existing hostess stand; relocate and build new hostess stand; enclose area for umbrella storage
  Size: 17' x 5.5'
  File No. 052411
  Location: 605 Second Street
  Tax map: 200 Parcel No: 81 Zoned: VC

MOTION: Bob Miller made a motion, Norm Carter seconded to approve the application for Chesapeake Inn for the demolition of existing hostess stand, relocate and build a new hostess stand and enclosing an area for umbrella storage, file number 052411. All in favor, motion carried.

- Schaefer's Final Site Plan Approval with Conditions
  File No. 32811
  Location: Schaefer's Canal House
  Tax map: 200 Parcel No: 53, 190, 191 Zoned: MC

In depth discussion regarding URS's concerns in their four page letter dated June 10, 2011.
Phase 1 is everything except the banquet hall.
The owner has requested that if he replaces the sewer line across the street, making it whole and doing everything that the town requests, (he has purchased the properties), that he be mitigated 36 parking spaces. Parking spaces are not proposed in Phase I. That decision is up to the Mayor and Council.
At this time there is no parking available for Phase II. The owner is trying to make arrangements for the Sister's property.
Question about the veranda on the east side may be problems with adjoining property. Ortt's requesting that the table(s) on the east side be taken out. Owner will program the generator to cycle at a time that's convenient to neighbors as not to disturb them in the evenings, unless it's an emergency, i.e. power outage.
Per the Town Engineer the Town needs to write a letter verifying water and sewer capacity based on seating. Still need the water treatment plant statement from Artesian. The Town will need to write a formal letter to the Health Department verifying that the capacity is still there based on seating; and the Health Department is also requesting that the letter state regarding a time limit on whether or not the capacity is available if not used. Town Administrator is aware of the letter.

MOTION: Frank Vari made a motion, Elaine Shepard seconded to approve Schaefer's final site plan subject to the conditions listed in the letter dated June 10, 2011 from URS; and that the water capacity be confirmed by Artesian and a letter sent to the Health Department. All in favor, motion carried.

DISCUSSION
Public Hearing scheduled for July 20, 2011 at 6:30pm on the New Comprehensive Planning and Zoning Ordinances.

ADJOURN
MOTION: Bob Miller moved to adjourn the meeting at 7:18 pm. Elaine Shepard seconded. All in favor, motion carried.

Respectfully submitted,

Valerie Walls
Clerk/Treasurer